

PUBLIC UTILITIES COMMISSION  
505 Van Ness Avenue  
San Francisco CA 94102-3298



**Pacific Gas & Electric Company**  
**ELC (Corp ID 39)**  
**Status of Advice Letter 6704E**  
**As of October 14, 2022**

Subject: Partial Quitclaim of Easement Deeds Request for Approval Under Section 851 and General Order 173

Division Assigned: Energy

Date Filed: 09-16-2022

Date to Calendar: 09-21-2022

Authorizing Documents: None

<b>Disposition:</b>	<b>Accepted</b>
<b>Effective Date:</b>	<b>10-16-2022</b>

Resolution Required: No

Resolution Number: None

Commission Meeting Date: None

CPUC Contact Information:

[edtariffunit@cpuc.ca.gov](mailto:edtariffunit@cpuc.ca.gov)

AL Certificate Contact Information:

Kimberly Loo

(415)973-4587

[PGETariffs@pge.com](mailto:PGETariffs@pge.com)

**PUBLIC UTILITIES COMMISSION**  
505 Van Ness Avenue  
San Francisco CA 94102-3298



To: Energy Company Filing Advice Letter

From: Energy Division PAL Coordinator

Subject: Your Advice Letter Filing

The Energy Division of the California Public Utilities Commission has processed your recent Advice Letter (AL) filing and is returning an AL status certificate for your records.

The AL status certificate indicates:

- Advice Letter Number
- Name of Filer
- CPUC Corporate ID number of Filer
- Subject of Filing
- Date Filed
- Disposition of Filing (Accepted, Rejected, Withdrawn, etc.)
- Effective Date of Filing
- Other Miscellaneous Information (e.g., Resolution, if applicable, etc.)

The Energy Division has made no changes to your copy of the Advice Letter Filing; please review your Advice Letter Filing with the information contained in the AL status certificate, and update your Advice Letter and tariff records accordingly.

All inquiries to the California Public Utilities Commission on the status of your Advice Letter Filing will be answered by Energy Division staff based on the information contained in the Energy Division's PAL database from which the AL status certificate is generated. If you have any questions on this matter please contact the:

Energy Division's Tariff Unit by e-mail to  
**[edtariffunit@cpuc.ca.gov](mailto:edtariffunit@cpuc.ca.gov)**



September 16, 2022

**Advice 6704-E**

(Pacific Gas and Electric Company ID U 39 E)

Public Utilities Commission of the State of California

**Subject: Partial Quitclaim of Easement Deeds – Request for Approval Under Section 851 and General Order 173**

**Purpose**

The purpose of this transaction is to allow for the creation of the Bass Lake Road Park & Ride Improvement Project within El Dorado County city limits (Park-and-Ride Project).

Pacific Gas and Electric Company (PG&E or the Company) requests California Public Utilities Commission (Commission) approval under Public Utilities Code Section 851 and General Order 173 to allow PG&E to convey the partial quitclaim of two easements. These easements were granted in gross to PG&E for electric distribution facilities (collectively referred to as Easements). El Dorado County Transit Authority (the Transit Authority) has requested that PG&E issue these quitclaim deeds to transfer all right, title, and interest for the unused portion of the Easements in connection with the Park-and-Ride Project.

The rights-of-way proposed to be quitclaimed did not previously and do not currently contain utility facilities, nor will they be necessary for any future utility facilities.

PG&E has determined that the quitclaim of the unoccupied portion does not interfere with our ability to provide safe and reliable utility service to our customers. In addition, the quitclaims will not be adverse to the public interest.

**Background**

PG&E holds two Easements for electric distribution facilities and appurtenances affecting Assessor's Parcel Numbers (APNs) 119-100-059 and 119-100-061 in El Dorado County (Property). These Easements are only partially occupied and are located near the vicinity of Bass Lake Road and Old Bass Lake Road, within the outskirts of El Dorado Hills, El Dorado County. (See Attachments 1 and 2.)

Portions of the Easements located on the Property will be quitclaimed in support of the Park-and-Ride Project, which will provide for a public transit facility to serve the public

demand for transit services, especially commuter service from El Dorado County to downtown Sacramento. This facility will also provide public parking and access to a Class 1 bike trail along Bass Lake Road. Those portions of the Easements that are occupied by PG&E's electric distribution pole line circuit will be retained by PG&E.

The Transit Authority contacted PG&E in December 2021 to request a partial quitclaim of the Easements located on the Property and within the parameters of their Project. PG&E has reviewed the terms and conditions of this partial quitclaim and has determined that the partial quitclaim is in the public interest. For the above-described reasons, PG&E requests approval of this Section 851 request to partially quitclaim the unused land rights back to the fee simple title owner of each parcel.

### **Tribal Lands Policy**

As explained below, because this transaction is not the transfer of a fee interest in real property, the Tribal Lands Policy does not apply.

On December 5, 2019, the Commission adopted a policy titled, "Investor-Owned Utility Real Property – Land Disposition - First Right of Refusal for Disposition of Real Property Within the Ancestral Territories of California Native American Tribes" (Policy). The Policy directs investor-owned utilities to (1) notify the appropriate local Native American Tribes of any proposed dispositions of utility-owned real property that are subject to Section 851 and (2) to allow 90 days for the Tribes to respond as to their interest in purchasing the subject real property.

Resolution E-5076, effective January 14, 2021, adopted Guidelines to Implement the CPUC Tribal Land Policy (Guidelines). Section 1.3.d of the Guidelines states that "disposition" means the transfer, sale, donation, or disposition by any other means of a fee interest in real property. Therefore, these partial quitclaims subject to this Advice Letter is not covered by the Policy.

### **Other Information**

In accordance with General Order 173, Rule 4, PG&E provides the following information related to the proposed transaction:

#### **(a) Identity and Addresses of All Parties to the Proposed Transaction:**

Pacific Gas and Electric Company	Peter Feild
Steven Frank	Project Manager
Law Department	El Dorado County Transit Authority
P.O. Box 7442	6565 Commerce Way
San Francisco, CA 94120	Diamond Springs, CA 95619
Telephone: (415) 971-5091	Telephone: (707) 937-3559
Facsimile: (415) 973-5520	Email: pf1266@pacbell.net
Email: <a href="mailto:Steven.Frank@pge.com">Steven.Frank@pge.com</a>	

**(b) Complete Description of the Property Including Present Location, Condition and Use:**

The Easements granted to PG&E are located on the Property, comprising of APNs 119-100-059 and 119-100-061 in El Dorado County. The Property is located in Public Land Survey System Township 09 North, Range 09 East, Section 6 referencing the Mount Diablo Meridian.

Portions of the Easements on the Property have been developed into parking lots, while portions of the Easements occupied by PG&E's electric distribution pole line circuit on the Property will be retained by PG&E.

The Easements are located over partially occupied and partially developed parcels of land.

**(c) Intended Use of the Property:**

Upon Commission approval of the partial quitclaims, the Transit Authority proposes to use the Property for their Park-and-Ride Project.

**(d) Complete Description of Financial Terms of the Proposed Transaction:**

The Transit Authority will pay PG&E \$4,000 in administrative fees for the quitclaim deeds.

**(e) Description of How Financial Proceeds of the Transaction Will Be Distributed:**

Any compensation received by PG&E from Agency will be credited to Other Operating Revenue. The funds will be used to reduce the distribution revenue requirement, consistent with conventional cost-of-service ratemaking.

**(f) Statement on the Impact of the Transaction on Ratebase and Any Effect on the Ability of the Utility to Serve Customers and the Public:**

There is no impact to PG&E's ratebase, nor will granting the proposed partial quitclaims affect PG&E's ability to provide reliable service to its customers and the public at large.

**(g) The Original Cost, Present Book Value, and Present Fair Market Value for Sales of Real Property and Depreciable Assets, and a Detailed Description of How the Fair Market Value Was Determined (e.g., Appraisal):**

Not applicable.

**(h) The Fair Market Rental Value for Leases of Real Property, and a Detailed Description of How the Fair Market Rental Value Was Determined:**

Not applicable.

**(i) The Fair Market Value of the Easement or Right-of-Way, and a Detailed Description of How the Fair Market Value Was Determined:**

A valuation was performed by Peter M. Field DRE #00806015 using the recent sale price of a comparable property located at APN 119-100-67 in El Dorado County. The valuation analyzed the recent sale to determine an average cost of \$3.52 per square foot and that amount was applied to the 4,270 square feet (size of the Easement area). Using this methodology, the fair market value of the Easement was valued at \$7,515.00. PG&E considers the \$4,000 administrative fee paid for these quitclaims to be reasonable compensation in light of the public interest of this Park-and-Ride Project.

**(j) A Complete Description of any Recent Past (Within the Prior Two Years) or Anticipated Future Transactions that May Appear To Be Related to the Present Transaction.**

There are no recent, past, or future transactions anticipated by PG&E or Agency that are related to the present transactions.

**(k) Sufficient Information and Documentation (Including Environmental Information) to Show that All of Eligibility Criteria Set Forth in Rule 3 of General Order 173 are Satisfied:**

PG&E has provided information in this Advice Letter to satisfy the eligibility criteria under General Order 173 in that:

- The activity proposed in the transaction will not require environmental review by the CPUC as a Lead Agency.
- The transaction will not have an adverse effect on the public interest or on the ability of PG&E to provide safe and reliable service to its customers at reasonable rates
- The transaction will not materially impact the ratebase of PG&E; and
- The transaction does not warrant a more comprehensive review that would be provided through a formal Section 851 application.

**(l) Additional Information to Assist in the Review of the Advice Letter:**

The quitclaim deeds have been prepared and are included herein as Attachments 3 and 4.

**(m) Environmental Information:**

Pursuant to General Order 173, the Advice Letter program applies to proposed transactions that will not require environmental review by the CPUC as a lead agency under the California Environmental Quality Act ("CEQA") either because: (a) a statutory or categorical exemption applies (the applicant must provide a Notice of Exemption from the Lead Agency or explain why an exemption applies), or (b) because the transaction is not a project under CEQA (the applicant must explain the reasons why it believes that the transaction is not a project), or (c) because another public agency, acting as the Lead Agency under CEQA, has completed environmental review of the project, and the Commission is required to perform environmental review of the project only as a Responsible Agency under CEQA.

For this advice letter, a categorical exemption applies. See Notice of Exemption – Appendix E filed on February 5, 2021 (included herein as Attachment 5).

**Protests**

Anyone wishing to protest this submittal may do so by letter sent electronically via E-mail, no later than October 6, 2022, which is 20 days after the date of this submittal. Protests must be submitted to:

CPUC Energy Division  
ED Tariff Unit  
E-mail: EDTariffUnit@cpuc.ca.gov

The protest shall also be electronically sent to PG&E via E-mail at the address shown below on the same date it is electronically delivered to the Commission:

Sidney Bob Dietz II  
Director, Regulatory Relations  
c/o Megan Lawson  
E-mail: PGETariffs@pge.com

Any person (including individuals, groups, or organizations) may protest or respond to an advice letter (General Order 96-B, Section 7.4). The protest shall contain the following information: specification of the advice letter protested; grounds for the protest; supporting factual information or legal argument; name and e-mail address of the protestant; and statement that the protest was sent to the utility no later than the day on which the protest was submitted to the reviewing Industry Division (General Order 96-B, Section 3.11).

**Effective Date**

Pursuant to the review process outlined in General Order 173, PG&E requests that this Tier 2 advice letter become effective on October 16, 2022, which is 30 days from the date of submittal.

**Notice**

In accordance with General Order 96-B, Section IV, a copy of this advice letter is being sent electronically to parties shown on the attached list. Address changes to the General Order 96-B service list should be directed to PG&E at email address PGETariffs@pge.com. For changes to any other service list, please contact the Commission's Process Office at (415) 703-2021 or at Process\_Office@cpuc.ca.gov. Send all electronic approvals to PGETariffs@pge.com. Advice letter submittals can also be accessed electronically at: <http://www.pge.com/tariffs>.

\_\_\_\_\_  
/S/

Sidney Bob Dietz II  
Director, Regulatory Relations

Attachment 1: Easement Deed 2109-09-0396  
Attachment 2: Easement Deed 2109-09-0397  
Attachment 3: Quitclaim Deed 1 2109-09-10030  
Attachment 4: Quitclaim Deed 2 2109-09-10032  
Attachment 5: Notice of Exemption (NOE)  
Attachment 6: Quitclaim Exhibit

\*\*\*\*\* SERVICE LIST for Advice 6704-E \*\*\*\*\*  
APPENDIX A

Jonathan Reiger  
Legal Division  
505 Van Ness Avenue  
San Francisco, CA 94102  
(415) 355-5596  
jzr@cpuc.ca.gov

\*\*\*\*\*AGENCIES\*\*\*\*\*

Mary Jo Borak  
Energy Division  
505 Van Ness Avenue  
San Francisco, CA 94102  
(415) 703-1333  
bor@cpuc.ca.gov

\*\*\*\*\*3<sup>rd</sup> Parties\*\*\*\*\*

Peter Feild  
Project Manager  
El Dorado County Transit Authority  
6565 Commerce Way  
Diamond Springs, CA 95619  
Telephone: (707) 937-3559  
Email: pf1266@pacbell.net

Robert (Mark) Pocta  
Public Advocates Office  
505 Van Ness Avenue  
San Francisco, CA 94102  
(415) 703- 2871  
robert.pocta@cpuc.ca.gov

Brian James  
Planning & Marketing Manager  
El Dorado County Transit Authority  
6565 Commerce Way  
Diamond Springs, CA 95619  
530-642-5383, Ext. 201  
bjames@eldoradotransit.com

Andrew Barnsdale  
Energy Division  
505 Van Ness Avenue  
San Francisco, CA 94102  
(415) 703-3221  
bca@cpuc.ca.gov



# ADVICE LETTER SUMMARY

## ENERGY UTILITY



MUST BE COMPLETED BY UTILITY (Attach additional pages as needed)

Company name/CPUC Utility No.: Pacific Gas and Electric Company (ID U39 E)

Utility type:

- ELC       GAS       WATER  
 PLC       HEAT

Contact Person: Kimberly Loo

Phone #: (415)973-4587

E-mail: PGETariffs@pge.com

E-mail Disposition Notice to: KELM@pge.com

### EXPLANATION OF UTILITY TYPE

ELC = Electric      GAS = Gas      WATER = Water  
 PLC = Pipeline      HEAT = Heat

(Date Submitted / Received Stamp by CPUC)

Advice Letter (AL) #: 6704-E

Tier Designation: 2

Subject of AL: Partial Quitclaim of Easement Deeds – Request for Approval Under Section 851 and General Order 173

Keywords (choose from CPUC listing): Section 851

AL Type:  Monthly  Quarterly  Annual  One-Time  Other:

If AL submitted in compliance with a Commission order, indicate relevant Decision/Resolution #:

Does AL replace a withdrawn or rejected AL? If so, identify the prior AL: No

Summarize differences between the AL and the prior withdrawn or rejected AL:

Confidential treatment requested?  Yes  No

If yes, specification of confidential information:

Confidential information will be made available to appropriate parties who execute a nondisclosure agreement. Name and contact information to request nondisclosure agreement/ access to confidential information:

Resolution required?  Yes  No

Requested effective date: 10/16/22

No. of tariff sheets: 0

Estimated system annual revenue effect (%): N/A

Estimated system average rate effect (%): N/A

When rates are affected by AL, include attachment in AL showing average rate effects on customer classes (residential, small commercial, large C/I, agricultural, lighting).

Tariff schedules affected: N/A

Service affected and changes proposed<sup>1</sup>: N/A

Pending advice letters that revise the same tariff sheets: N/A

<sup>1</sup>Discuss in AL if more space is needed.

**Protests and correspondence regarding this AL are to be sent via email and are due no later than 20 days after the date of this submittal, unless otherwise authorized by the Commission, and shall be sent to:**

California Public Utilities Commission  
Energy Division Tariff Unit Email:  
[EDTariffUnit@cpuc.ca.gov](mailto:EDTariffUnit@cpuc.ca.gov)

Contact Name: Sidnev Bob Dietz II. c/o Megan Lawson  
Title: Director, Regulatory Relations  
Utility/Entity Name: Pacific Gas and Electric Company  
  
Telephone (xxx) xxx-xxxx:  
Facsimile (xxx) xxx-xxxx:  
Email: PGETariffs@pge.com

Contact Name:  
Title:  
Utility/Entity Name:  
  
Telephone (xxx) xxx-xxxx:  
Facsimile (xxx) xxx-xxxx:  
Email:

CPUC  
Energy Division Tariff Unit  
505 Van Ness Avenue  
San Francisco, CA 94102

Clear Form

# **Attachment 1**

**Easement Deed 2109-09-0396**

AFTER RECORDING  
RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY  
Land Department  
77 Beale Street  
San Francisco, California 94106  
Attn: Title Administration Unit

Location: City/Uninc

Recording Fee 400

Documentary Transfer Tax \$ none

- Computed on Full Value of Property Conveyed, or
- Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale

Maurice Anderson  
Signature of declarant or agent determining tax

2109-09-0396

FOR RECORDER'S USE ONLY

COMPARED

RECORDED  
ELECTRONICALLY-CALIF  
REQUESTED BY

INDEXED

PAC. GAS & ELEC. CO.

SEP 15 12 29 PM 1977

JAMES W. WELNEY  
COUNTY RECORDER

*Good*

EASEMENT

DONALD S. UCHIKURA and CAROLYN M. UCHIKURA, Husband and Wife

first party, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, and PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a California corporation

second party, the right from time to time to construct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands situate in the \_\_\_\_\_ County of El Dorado, State of California, described

as follows:  
APN: 56-77-25

The parcel of land situate in the southwest quarter of Section 6, Township 9 North, Range 9 East, M.D.B. & M., conveyed by Dorothy T. Simmons to Donald S. Uchikura and Wife by the deed dated October 6, 1969 and recorded in Book 953 of Official Records at Page 160, El Dorado County Records.

Said facilities shall consist of:

Such poles, aerial wires, cables, electrical conductors with associated crossarms, braces, transformers, anchors, guy wires and cables, fixtures and appurtenances, as second party deems necessary located within the strip of land described as follows:

A strip of land of the uniform width of 5 feet lying contiguous to and northerly of the southerly boundary line of said lands and extending from the northwesterly boundary line of said lands easterly approximately 896 feet to the westerly boundary line of Bass Lake Road.

42726

Second party shall also have the right to trim, cut down \_\_\_\_\_ and clear away or otherwise control any trees or brush along said \_\_\_\_\_

\_\_\_\_\_ facilities whenever considered necessary for the complete enjoyment of the rights hereby granted.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

IN WITNESS HEREOF first party has executed these presents this 10<sup>th</sup> day of August, 19 77.

Donald S. Uchikura  
DONALD S. UCHIKURA

Carolyn M. Uchikura  
CAROLYN M. UCHIKURA

Executed in the presence of:

Michael B. Regan  
WITNESS  
Michael B. Regan

Prepared EMC

Checked SAB/WEB

SACTO WO 5-1491-F D&C 29507-C  
J-36, A-9-9-6 DPE 232-P PT 09109  
T9N, R9E, MDB&M  
Sec. 6, E 1/2 of SW 1/4  
8-3-77

62-4205 (Witness) REV. 8/75

STATE OF CALIFORNIA

City and \_\_\_\_\_ County of San Francisco } ss.

On this 17th day of August, 19 77, before me, Lucille Mullen

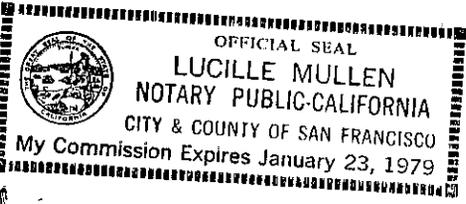
a Notary Public in and for the said \_\_\_\_\_ City and \_\_\_\_\_ County, duly commissioned and sworn, personally appeared,

Michael B. Regan known to me to be the same person whose name is subscribed to the within

instrument, as a witness thereto, who, being duly sworn, deposed and said that he/she resides in the \_\_\_\_\_ County of

Sacramento, State of California, that he/she was present and saw \_\_\_\_\_

Donald S. Uchikura and Carolyn M. Uchikura,



(personally known to him/her to be the person so described in and who executed the said instrument, as part ies thereto), sign and execute the same, and that, at their request, he/she, the said affiant, thereupon subscribed his/her name as a witness thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the said \_\_\_\_\_ City and \_\_\_\_\_ County of San Francisco

the day and year in this certificate first above written.

Lucille Mullen  
END OF DOCUMENT

## **Attachment 2**

**Easement Deed 2109-09-0397**

AFTER RECORDING  
RETURN TO:

2109-09-0397

FOR RECORDER'S USE ONLY

INDEXED

COMPARED

EL DORADO COUNTY RECORDS  
EL DORADO COUNTY-CALIF  
RECORD REQUESTED BY  
PAC. GAS & ELEC. CO.

SEP 15 12 29 PM 1977

JAMES W. SWENEY  
COUNTY RECORDER

*Good*

PACIFIC GAS AND ELECTRIC COMPANY

Land Department  
77 Beale Street  
San Francisco, California 94106  
Attn: Title Administration Unit

Location: *Cty/Uninc*

Recording Fee 4.00

Documentary Transfer Tax \$ none

- Computed on Full Value of Property Conveyed, or
- Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale

*Maurice Mendez*  
Signature of declarant or agent determining tax

EASEMENT

RICHARD J. FORST and PATRICIA J. FORST, Husband and Wife

first party, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, and PACIFIC TELEPHONE AND TELEGRAPH COMPANY, a California corporation

second party, the right from time to time to construct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands situate in the \_\_\_\_\_ County of El Dorado, State of California, described

as follows:  
APN: 56-77-24

The parcel of land situate in the southwest quarter of Section 6, Township 9 North, Range 9 East, M.D.B. & M., conveyed by Dorothy T. Simmons to Richard J. Forst and Wife by the deed dated September 22, 1969 and recorded in Book 953 of Official Records at Page 150, El Dorado County Records.

Said facilities shall consist of:

Such overhanging wires, cables, crossarms, fixtures, and appurtenances, as second party deems necessary located within the strip of land described as follows:

A strip of land of the uniform width of 5 feet lying contiguous to and southerly of the northerly boundary line of said lands and extending from the northwesterly boundary line of said lands easterly approximately 896 feet to the westerly boundary line of Bass Lake Road.

42727

Second party shall also have the right to trim, cut down \_\_\_\_\_ and clear away or otherwise control any trees or brush along said \_\_\_\_\_

\_\_\_\_\_ facilities whenever considered necessary for the complete enjoyment of the rights hereby granted.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF first party has executed these presents this 9<sup>th</sup> day of August, 1977.

Richard J. Forst  
RICHARD J. FORST

Patricia J. Forst  
PATRICIA J. FORST

Executed in the presence of:

Michael B. Regan  
WITNESS  
MICHAEL B. REGAN

Prepared EMC  
Checked SAB/WEB

SACTO WO 5-1491-F D&C 29705-C  
J-36, A-9-9-6 DPE 232-P PT 09109  
T9N, R9E, MDB&M  
Sec. 6, S 1/2 of SW 1/4  
8-3-77

62-4205 (Witness) REV. 8/75

STATE OF CALIFORNIA

City and \_\_\_\_\_ County of San Francisco } ss.

On this 29th day of August, 1977, before me, Lucille Mullen

a Notary Public in and for the said \_\_\_\_\_ County, duly commissioned and sworn, personally appeared, Michael B. Regan

known to me to be the same person whose name is subscribed to the within instrument, as a witness thereto, who, being duly sworn, deposed and said that he/she resides in the \_\_\_\_\_ County of Sacramento

, State of California, that he/she was present and saw \_\_\_\_\_

Richard J. Forst and Patricia J. Forst,

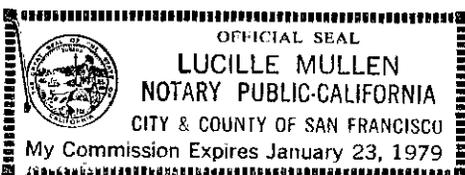
(personally known to him/her to be the person<sup>s</sup> described in and who executed the said instrument, as part ies thereto), sign and execute the same, and that, at \_\_\_\_\_ their request, he/she, the said affiant, thereupon subscribed his/her name as a witness thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the said City and \_\_\_\_\_ County of San Francisco

the day and year in this certificate first above written.

Lucille Mullen  
END OF DOCUMENT

BOOK 1545 PAGE 715



## **Attachment 3**

**Quitclaim Deed 1 2109-09-10030**

RECORDING REQUESTED BY AND RETURN TO:

**PACIFIC GAS AND ELECTRIC COMPANY**  
**245 Market Street, N10A, Room 1015**  
**P.O. Box 770000**  
**San Francisco, California 94177**

Location: City/Uninc \_\_\_\_\_  
Recording Fee \$ \_\_\_\_\_  
Document Transfer Tax \$ \_\_\_\_\_

- This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).
- Computed on Full Value of Property Conveyed, or
- Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

\_\_\_\_\_  
Signature of declarant or agent determining tax

**LD# 2109-09-10030**

**EASEMENT QUITCLAIM DEED**

Bass Lake Quitclaim Forst

PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called PG&E, hereby quitclaims to El Dorado County Transit Authority, a Joint Powers Authority for public transit purposes, the real property, situate in El Dorado County, State of California, described as follows:

(APN 119-100-059)

A portion of the easement and rights granted to PG&E by Richard J. Forst and Patricia J. Forst in the deed dated August 9th, 1977 and recorded in Book 1545 of Official Records at page 714, El Dorado County Records. Insofar as said rights affect the parcel of land described in the Irrevocable Offer of Dedication from Felicisimo R. Salud and others to El Dorado County Transit Authority dated March 23, 2018 and recorded as Document No. 2018-0012749. The location of said portion is shown upon Grantee's Drawing No. 41964622 attached hereto and made part hereof.

The real property hereby quitclaimed is no longer necessary or useful to PG&E in the performance by it of its duties to the public.

Dated \_\_\_\_\_, 20\_\_\_\_.

PACIFIC GAS AND ELECTRIC COMPANY,  
a California corporation,

By \_\_\_\_\_  
Josh Tejada  
Supervisor  
Land Rights Services – North Valley

**THIS PAGE IS TO BE RECORDED WITH THE DOCUMENT**

Attach to LD: 2109-09-10030

Area, Region or Location: 6

Land Service Office: Sacramento

Line of Business: Electric Distribution (43)

Business Doc Type: Conveyances Out

MTRSQ: 21.09.09.06.32

FERC License Number: N/A

PG&E Drawing Number: 41964622

Plat No.: ELEC J36

LD of Affected Documents: 2109-09-0397

LD of Cross Referenced Documents: 2109-09-0037 & 0054, 2109-09-0396, 2109-09-10031, -10032, -10033

Type of interest: Quitclaims from PGE (11Q)

SBE Parcel: N/A

% Being Quitclaimed: 32%

Order or PM: 41964621

JCN: N/A

County: El Dorado

Utility Notice Number: N/A

**851 Approval Application No: ;Decision:**

Prepared By: TKP5

Checked By: GPY1

Approved By: N/A

Revised by: N/A

## **Attachment 4**

**Quitclaim Deed 2 2109-09-10032**

RECORDING REQUESTED BY AND RETURN TO:

**PACIFIC GAS AND ELECTRIC COMPANY**  
**245 Market Street, N10A, Room 1015**  
**P.O. Box 770000**  
**San Francisco, California 94177**

Location: City/Uninc \_\_\_\_\_

Recording Fee \$ \_\_\_\_\_

Document Transfer Tax \$ \_\_\_\_\_

This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).

Computed on Full Value of Property Conveyed, or

Computed on Full Value Less Liens

& Encumbrances Remaining at Time of Sale

\_\_\_\_\_  
Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

**LD# 2109-09-10032**

**EASEMENT QUITCLAIM DEED**

Bass Lake Quitclaim Uchikura

PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called PG&E, hereby quitclaims to El Dorado Transit Authority, a Joint Powers Authority for public transit purposes, the real property, situate in the county of El Dorado, state of California, described as follows:

(APN 119-100-061)

A portion of the easement and rights granted to PG&E by Donald S. Uchikura and Carolyn M. Uchikura Husband and Wife in the deed dated August 10, 1977 and recorded in Book 1545 of Official Records at page 712, El Dorado County Records. Insofar as said rights affect the parcel of land described in the Irrevocable Offer of Dedication from Carolyn Marie Uchikura, Trustee of the Carolyn Marie Uchikura Trust dated August 2009 to El Dorado Transit Authority dated March 24, 2018 and recorded as Document No. 2018-0012750. The location of said portion is shown upon Grantee's Drawing No. 41964622 attached hereto and made part hereof.

The real property hereby quitclaimed is no longer necessary or useful to PG&E in the performance by it of its duties to the public.

Dated \_\_\_\_\_, 20\_\_\_\_.

PACIFIC GAS AND ELECTRIC COMPANY,  
a California corporation,

By \_\_\_\_\_  
Josh Tejada  
Supervisor  
Land Rights Services – North Valley

**THIS PAGE IS TO BE RECORDED WITH THE DOCUMENT**

Attach to LD: 2109-09-10032

Area, Region or Location: 6

Land Service Office: Sacramento

Line of Business: Electric Distribution (43)

Business Doc Type: Conveyances Out

MTRSQ: 21.09.09.06.32

FERC License Number: N/A

PG&E Drawing Number: 41964622

Plat No.: ELEC J36

LD of Affected Documents: 2109-09-0396

LD of Cross Referenced Documents: 2109-09-0037 & 0054, 2109-09-0397, 2109-09-10033, -10031, -10030

Type of interest: Quitclaims from PGE

SBE Parcel: N/A

% Being Quitclaimed: 32%

Order or PM: 41964621

JCN: N/A

County: El Dorado

Utility Notice Number: N/A

851 Approval Application No: ;Decision:

Prepared By: TKP5

Checked By: GPY1

Approved By: N/A

Revised by: N/A

## **Attachment 5**

**Notice of Exemption (NOE)**

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: El Dorado
360 Fair Lane
Placerville, CA 95667

From: (Public Agency): El Dorado County Transit Authority
6565 Commerce Way
Diamond Springs, CA 95619
(Address)

Project Title: Bass Lake Hills Park & Ride

Project Applicant: El Dorado County Transit Authority

Project Location - Specific: SW Corner of Bass Lake Road and Old Bass Lake Road, El Dorado Hills, CA 95762

Project Location - City: El Dorado Hills Project Location - County: El Dorado

Description of Nature, Purpose and Beneficiaries of Project: Construction of the 100-space Park & Ride is a requirement of the Bass Lake Hills Specific Plan and a condition of approval for the Bass Lake North subdivision. The purpose of the project is to provide for a public transit facility to serve the public demand for transit services, especially commuter services from El Dorado County to downtown Sacramento. This facility will also provide public parking and access to a Class I bike trail along Bass Lake Road. Construction of the facility will be by Developer's Contractor, with Permit to Enter and Construct issued by EDCTA.

Name of Public Agency Approving Project: El Dorado County Transit Authority

Name of Person or Agency Carrying Out Project: El Dorado County Transit Authority

- Exempt Status: (check one):
[ ] Ministerial (Sec. 21080(b)(1); 15268);
[ ] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[ ] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Review for Exemption; 14 CCR 15061(b)(3)(d)
[ ] Statutory Exemptions. State code number:

Reasons why project is exempt: There are multiple prior environmental documents that have been prepared and approved by the County of El Dorado where the Park & Ride is identified and described, including: Addendum to the Bass Lake Road Study Area Program EIR (1995, SCH #90020375); Bass Lake Hills Specific Plan Conditions of Approval Amendments Addendum and Initial Study of Environmental Significance (April 2016); Bass Lake North CEQA Addendum and Initial Study of Environmental Significance (September 2016). All of these environmental documents conclude that with prescribed Mitigation Measures, there is no significant effect on the environment. The project is shown as a #1 priority in the El Dorado County Transit Authority Park and Ride Facilities Master Plan, dated September 2017.

Lead Agency Contact Person: Matthew Mauk, Executive Director Area Code/Telephone/Extension: 530-642-5383 x 210

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 2/5/2021 Title: Executive Director

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

FILED FEB 05 2021

pf1266@pacbell.net

JANELLE K. HORNE, Recorder-Clerk
By [Signature]

# **Attachment 6**

## **Quitclaim Exhibit**

T9N. R9E, MDB&M  
SEC. 6 SW 1/4

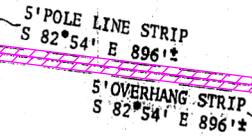
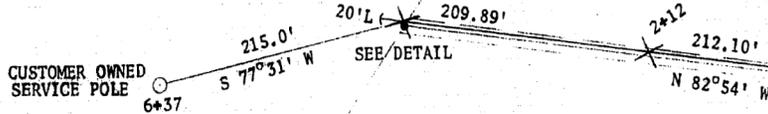
FD. 3/4" I.P.

DONALD S. UCHIKURA &  
CAROLYN M. UCHIKURA  
DEED DATED 10-6-69  
RECORDED O.R. 953, PG. 160

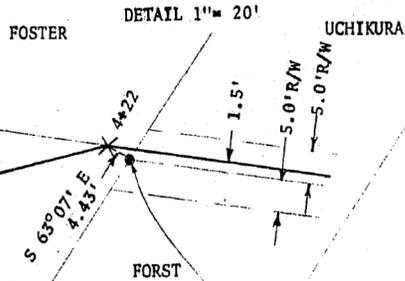
PHILLIP R. FOSTER, SR.  
DEED DATED 12-15-76  
RECORDED O.R. 1456, PG. 245

CUSTOMER OWNED  
SERVICE POLE  
6+37

Existing Easement  
to be Quitclaimed  
LD 2109-09-0396  
Bk. 1545 O.R. pg. 712



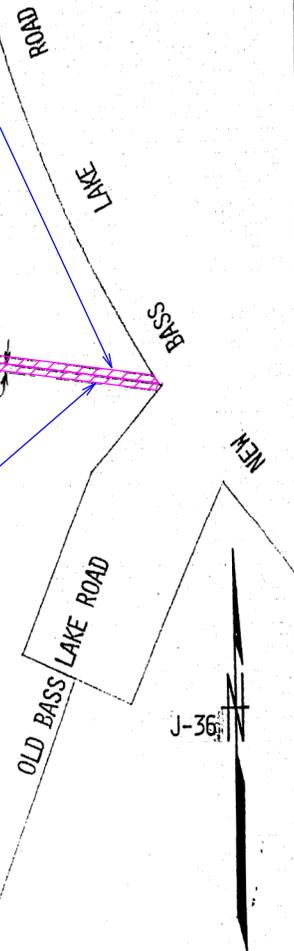
Existing Easement  
to be Quitclaimed  
LD 2109-09-0397  
Bk. 1545 O.R. pg. 714



RICHARD J. FORST &  
PATRICIA J. FORST  
DEED DATED 9-22-69  
RECORDED O.R. 953, PG. 150

FD. 3/4" OPEN IRON PIPE  
ACCEPTED AS MARKING NW  
CORNER OF FORST PROPERTY

# QUITCLAIM



NO.	DATE	DESCRIPTION	SEARCH	SEC	COMPS.	SEC	F. B.	SEC
REVISIONS								

APPROVED BY	PLAT# : AV118-P19
	SUPV. :
	DSGN. :
	DWN. : YAMZON
	CHKD. : PICKERING
	O.K. :
	DATE : 01/18/22
	SCALES
	NO SCALE

## QUITCLAIM TO EL DORADO TRANSIT AUTHORITY & AU ENERGY, LLC OLD BASS LAKE ROAD, EL DORADO HILLS

PACIFIC GAS AND ELECTRIC COMPANY

SEC 6	T. 9N.	R. 9E.	MDM
COUNTY : EL DORADO			
DIVISION : SIERRA			
AUTH # : 41964622			
SHEET NO. 1 OF 1 SHEETS			
41964622			REV.

**PG&E Gas and Electric  
Advice Submittal List  
General Order 96-B, Section IV**

AT&T  
Albion Power Company

Alta Power Group, LLC  
Anderson & Poole

Atlas ReFuel  
BART

Barkovich & Yap, Inc.  
Braun Blasing Smith Wynne, P.C.  
California Cotton Ginners & Growers Assn  
California Energy Commission

California Hub for Energy Efficiency  
Financing

California Alternative Energy and  
Advanced Transportation Financing  
Authority  
California Public Utilities Commission  
Calpine

Cameron-Daniel, P.C.  
Casner, Steve  
Center for Biological Diversity

Chevron Pipeline and Power  
City of Palo Alto

City of San Jose  
Clean Power Research  
Coast Economic Consulting  
Commercial Energy  
Crossborder Energy  
Crown Road Energy, LLC  
Davis Wright Tremaine LLP  
Day Carter Murphy

Dept of General Services  
Don Pickett & Associates, Inc.  
Douglass & Liddell

East Bay Community Energy Ellison  
Schneider & Harris LLP  
Engineers and Scientists of California

GenOn Energy, Inc.  
Goodin, MacBride, Squeri, Schlotz &  
Ritchie  
Green Power Institute  
Hanna & Morton  
ICF  
International Power Technology

Intertie

Intestate Gas Services, Inc.  
Kelly Group  
Ken Bohn Consulting  
Keyes & Fox LLP  
Leviton Manufacturing Co., Inc.

Los Angeles County Integrated  
Waste Management Task Force  
MRW & Associates  
Manatt Phelps Phillips  
Marin Energy Authority  
McClintock IP  
McKenzie & Associates

Modesto Irrigation District  
NLine Energy, Inc.  
NRG Solar

OnGrid Solar  
Pacific Gas and Electric Company  
Peninsula Clean Energy

Pioneer Community Energy

Public Advocates Office

Redwood Coast Energy Authority  
Regulatory & Cogeneration Service, Inc.

Resource Innovations

SCD Energy Solutions  
San Diego Gas & Electric Company

SPURR

San Francisco Water Power and Sewer  
Sempra Utilities

Sierra Telephone Company, Inc.  
Southern California Edison Company  
Southern California Gas Company  
Spark Energy  
Sun Light & Power  
Sunshine Design  
Stoel Rives LLP

Tecogen, Inc.  
TerraVerde Renewable Partners  
Tiger Natural Gas, Inc.

TransCanada  
Utility Cost Management  
Utility Power Solutions  
Water and Energy Consulting Wellhead  
Electric Company  
Western Manufactured Housing  
Communities Association (WMA)  
Yep Energy